

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, JUNE 16, 2009**

MEMBERS PRESENT: Mike DiPietro
Mike Hurley, Vice- Chair
John DiPasquale
Nancy Maynard

MEMBERS ABSENT: Paula Caron, Chair
Paul Fontaine, Jr.
Elizabeth Slattery

PLANNING OFFICE: David Streb
Mike O'Hara

Call to Order

Meeting called to order at 6:10 p.m. in the Veteran's Room, First Floor, City Hall.

ANR plans

The Board reviewed and endorsed the following "ANR" plans:

Mattson, 226 Mt. Elam Rd.

Split into 20,000 +sq. ft lot for existing dwelling, and 1.5 acre remainder with 100 feet frontage which is intended as a building lot.

Callahan, 125 Sanborn St.

Split into a 27,000 + sq. ft lot for existing multi-family dwelling, and two 10,000 sq. ft. + lots. Has been approved by ZBA and Conservation Commission for a new single-family dwelling on each lot.

Communications

Dave Streb mentioned there were no bidders on the So. Fitchburg Schools on Water Street. He is pursuing whether to have the site pre-permitted for several uses (retail, restaurant, business of professional office, Bank, financial institution, etc.) Would need a special permit from the ZBA.

He's looking into preparing a Water St. corridor plan.

CDBG-R: An additional \$312,948 will be received which will be used for: (1) constructing the trail from Sheldon Street to Independent Cleaners & back (work to be performed by DPW workers), (2) completing sidewalk and fencing improvements on Rollstone Street between Mt. Elam Road and Rollstone Road, (3) completing sidewalk and streetscape improvements in the Elm Street neighborhood as part of the Elm Street Housing Initiative, and Administration and program delivery costs.

Brickyard Subdivision – there was a site meeting earlier that day with the bank that is foreclosing on the unbuilt lots. They want to move quickly and remove the steep slope. Bank auction is scheduled for June 26. Their goal is to have one entity take over, remove the slope, finish the subdivision road and build out the ten remaining lots.

Joel Kaddy spoke of the dangers at the site with the sheer drop-off of the sand hill. He talked to Mike Gallant and asked for a cease & desist and on the previous owner on removing any more sand which may cave in the slope.

The Board stated that the bank can start work immediately stabilizing the slope, and then bring a revised plan for the Board's approval at a later date.

South Street condos - Board raised question about building at the "Gateway Village" condos. The Board had sent to Building Commissioner several months ago asking that no more building permits be issued, however, building permits for the last buildings had already been issued. Special Permit says 10 units, the amendment allowed two additional units if the applicant purchased the Valiton's house. Apparently, he is not going through with that.

Mr. DiPasquale: just because it was built according to the plan, it doesn't mean that the plan works.

Mike O'Hara said that Mr. Valiton said there used to be a pipe that drained from his yard onto the former metal plate company, which had been removed when the condos were built.

Mr. Streb said he'd talk to the City Solicitor to see if there's anything we can do.

Councilor Clark raised issues about the landscaping plan not being complied with and the rear of the lot being used for parking. Mr. Streb said he's talk to the Building Dept.

American Legion condos -- Councilor Boisvert wanted something done at the site behind the American Legion to prevent washout onto abutter property on Pratt Street. Staff will follow up w/ Legion's representative Dan McCarty.

Meeting Minutes

Motion made & seconded to approve minutes of the May 19th Planning Board meeting with minor corrections by Ms. Caron. Vote unanimous to approve.

Minor Site Plan Review

Farmers Market at Health Alliance - Burbank Campus, 275 Nichols Rd.

Voting members present: DiPietro, DiPasquale, Hurley, Maynard (4)

Action: Approved

Sheila Lumi of Montachusett Opportunity Council presented proposal on Farmer's Market to be held in front of the Bullock Building on Mondays from 10:00 a.m. to 4:00 p.m. from mid-July thru October.

Motion made & seconded to approve site plan. Vote unanimous in favor.

Parkhill Plaza revisions

Paul DiGeronimo in to discuss some revisions to site plan approved in March '09.

Both ends of the medical building will not be demolished as shown on approved pan. He will re-do facade. The Board determined that the changes in the plans were minor and were OK.

The proposed new 4,800 sq. ft. building will be downsized. He'll be in to the Board later with a revised site plan.

Rabbit Hole, 805 Main St. – Sign

Section 181.5353(c) requires site plan review for overhanging signs in the Central Business District.

Lowest part of sign must be min. 10 feet off ground.

Board reviewed plans by Gienapp Design for projecting sign (shingle) at the Rabbit Hole bookstore.

Motion made & seconded to approve site plan. Vote unanimous in favor.

PUBLIC HEARINGS

Special Permit - 1428 Main Street Realty Trust, 1428 Main St. (former Homeline Furniture), Mill Conversion (cont'd from May 19)

Since only four members were present, this item was postponed to the July 21st meeting.

Site Plan Review - Boudreau's Service Station, 210 Daniels St., new 3,600 sq. ft. building

Voting members present: DiPietro, DiPasquale, Hurley, Maynard (4)

Action: Approved

Sean Pepper, D.R. Poulin Construction and --- Boudreau presented plan for building on Daniels Street to be used to garage Boudreau's vehicles. No water or sewer service – only cold storage.

Mr. DiPasquale is concerned about the appearance of the building. Sean Pepper said Boudreau's is trying to keep cost of project down.

Mr. Hurley said that anything would be a big improvement to the area.

Mr. DiPasquale would like to see some improvements to the facade someday.

Comments from departments: Engineering looking for Soil Logs and groundwater level in area of infiltration basin. Follow up e-mail from Ken Dupont that they will accept witnessing Test Pit excavation at the time of construction.

John DiPasquale asked them to put some shrubs in the strip of land in front of the building.

Motion made & seconded to Approve Site Plan with the condition that DPW-Engineering witness the test pits at the time of construction. Vote 4-0 in favor.

OTHER BUSINESS

Request for extension – "Lauren Lane" subdivision off Fifth Mass. Tpk., Mullane Construction

Steve Mullane had requested a one-year extension of the time period to start construction on the project. Condition #28 of the Decision required that construction begin within one year of date of endorsement of the plan (7-18-08).

Motion made & seconded to approve the request to extend time to start construction to July 18, 2010.

Vote 4-0 in favor.

Special Permit modification – Montachusett Enterprise Center, 1236 Water St. 2-fam. to 1-fam.

MEC is proposing to modify the project from the two-family that was originally approved to a single-family dwelling. Board reviewed revised architectural plans.

Motion made & seconded to approve the modification. Vote 4-0 to approve.

Mike DiPietro – what can we do to prevent the Victoria Lane situation from happening again.

John DiPasquale: isn't there a law or code against slopes steeper than 1:3? Dave Streb would ask Mike Gallant. From now on, we need final grading shown on all plans.

Meeting adjourned 7:40 p.m.

Next meeting: -----July 21, 2009

approved: 7-21-09